

# **Storm Water Management Plan For Priority Projects (Major SWMP)**

The Major Stormwater Management Plan (Major SWMP) must be completed in its entirety and accompany applications to the County for a permit or approval associated with certain types of development projects. To determine whether your project is required to submit a Major or Minor SWMP, please reference the County's Stormwater Intake Form for Development Projects.

Project Name:	TPM 21047RPL <sup>3</sup> <i>EP0702-006</i>
Permit Number (Land Development Projects):	
Work Authorization Number (CIP only):	
Applicant:	American Lotus Buddhist Association
Applicant's Address:	2693 Beckman Avenue Irvine, CA 92606
Plan Prepare By (Leave blank if same as applicant):	Hadley Johnson William Karn Surveying, Inc.
Date:	4/17/08 & 1/2/07
Revision Date (If applicable): updated	1/16/09

The County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ordinance No. 9926) requires all applications for a permit or approval associated with a Land Disturbance Activity to be accompanied by a Storm Water Management Plan (SWMP) (section 67.806.b). The purpose of the SWMP is to describe how the project will minimize the short and long-term impacts on receiving water quality. Projects that meet the criteria for a priority development project are required to prepare a Major SWMP.

Since the SWMP is a living document, revisions may be necessary during various stages of approval by the County. Please provide the approval information requested below.

Project Stages	Does the SWMP need revisions?		If YES, Provide Revision Date
	YES	NO	
TPM 21047	✓		Updated to new format

Instructions for a Major SWMP can be downloaded at  
<http://www.co.sandiego.ca.us/dpw/stormwater/susmp.html>.

Completion of the following checklists and attachments will fulfill the requirements of a Major SWMP for the project listed above.

**RECEIVED**  
**SEP 24 2009**

DEPARTMENT OF PLANNING  
AND LAND USE

## PROJECT DESCRIPTION

Please provide a brief description of the project in the following box. Please include:

- Project Location
- Project Description
- Physical Features (Topography)
- Surrounding Land Use
- Proposed Project Land Use
- Location of dry weather flows (year-round flows in streams, or creeks) within project limits, if applicable.

**PROJECT LOCATION:** TPM 21047 is located on the northerly side of Reche Road near it's intersection with Rabitt Hill Road, Fallbrook, CA.

**PROJECT DESCRIPTION:** TPM 21047 is a proposed minor subdivision of 20 acres into 4 parcels, plus a remainder parcel.

**PHYSICAL FEATURES:** The property is gently rolling with an average slope of less than 25%. The property previously was an avocado grove and terraces indicating a nursery operation with ornamental eucalyptus. There are no structures on the property although pads and terraces have been graded as part of the previous ag operation.

**SURROUNDING LAND USE:** The area is transitioning to single family estate homes on 2 acre and large parcels. An existing nursery is located on the southwest corner of the property.

**PROPOSED PROJECT LAND USE:** The proposed project is a minor subdivision to allow SFD on 2 acre and larger parcels. The project is located in the Fallbrook Community Planning area with a community plan designation of 17 estate permitting 1 dwelling unit per 2 or 4 acres.

**LOCATION OF DRY WEATHER FLOW:** A drainage swale of 130+/- acres is located along the northwesterly property line and this area will be placed in biological open space. Two smaller areas 13 acs and 14 acs flow across the property. These two areas join and this area next to Reche Road is propsed for biological open space.

## PRIORITY DEVELOPMENT PROJECT DETERMINATION

Please check the box that best describes the project. Does the project meet one of the following criteria?

**Table 1**

PRIORITY DEVELOPMENT PROJECT	YES	NO
Redevelopment that creates or adds at least 5,000 net square feet of additional impervious surface area and falls under one of the criteria listed below.		✓
Residential development of more than 10 units		✓
Commercial developments with a land area for development of greater than 1 acre		✓
Heavy industrial development with a land area for development of greater than 1 acre		✓
Automotive repair shop(s)		✓
Restaurants, where the land area for development is greater than 5,000 square feet		✓
Hillside development, in an area with known erosive soil conditions, where there will be grading on any natural slope that is twenty-five percent or greater, if the development creates 5,000 square feet or more of impervious surface		✓
Environmentally Sensitive Areas (ESA): All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		✓
Parking Lots 5,000 square feet or more or with 15 parking spaces or more and potentially exposed to urban runoff		✓
Streets, roads, highways, and freeways which would create a new paved surface that is 5,000 square feet or greater	✓	
Retail Gasoline Outlets (RGO) that meet the following criteria: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.		✓

**Limited Exclusion:** Trenching and resurfacing work associated with utility projects are not considered Priority Development Projects. Parking lots, buildings and other structures associated with utility projects are subject to the WPO requirements if one or more of the criteria above are met.

If you answered **NO** to all the questions, then **STOP**. Please complete a Minor SWMP for your project.

If you answered **YES** to any of the questions, please continue.

## HYDROMODIFICATION DETERMINATION

The following questions provide a guide to collecting information relevant to hydromodification management issues.

**Table 2**

	QUESTIONS	YES	NO	Information
1.	Will the proposed project disturb 50 or more acres of land? (Including all phases of development)		✓	If YES, continue to 2. If NO, go to 6.
2.	Would the project site discharge directly into channels that are concrete-lined or significantly hardened such as with rip-rap, sackcrete, etc, downstream to their outfall into bays or the ocean?			If NO, continue to 3. If YES, go to 6.
3.	Would the project site discharge directly into underground storm drains discharging directly to bays or the ocean?			If NO, continue to 4. If YES, go to 6.
4.	Would the project site discharge directly to a channel (lined or un-lined) and the combined impervious surfaces downstream from the project site to discharge at the ocean or bay are 70% or greater?			If NO, continue to 5. If YES, go to 6.
5.	Project is required to manage hydromodification impacts.			Hydromodification Management Required as described in Section 67.812 b(4) of the WPO. Hydromodification Exempt. Keep on file.
6.	Project is not required to manage hydromodification impacts.	✓		

**An exemption is potentially available for projects that are required (No. 5. in Table 2 above) to manage hydromodification impacts:** The project proponent may conduct an independent geomorphic study to determine the project's full hydromodification impact. The study must incorporate sediment transport modeling across the range of geomorphically-significant flows and demonstrate to the County's satisfaction that the project flows and sediment reductions will not detrimentally affect the receiving water to qualify for the exemption.

## STORMWATER QUALITY DETERMINATION

The following questions provide a guide to collecting information relevant to project stormwater quality issues. Please provide the following information in a printed report accompanying this form.

**Table 3**

	QUESTIONS	COMPLETED	NA
1.	Describe the topography of the project area.	Rolling Terrain with terraces & pads for nursery operation	
2.	Describe the local land use within the project area and adjacent areas.	Nursery westerly and estate residential north, south and east	
3.	Evaluate the presence of dry weather flow.	No dry weather	
4.	Determine the receiving waters that may be affected by the project throughout all phases of development (i.e., construction, maintenance and operation).	Bonsall Unit 903.12	
5.	For the project limits, list the 303(d) impaired receiving water bodies and their constituents of concern.	No 303d onsite	✓
6.	Determine if there are any High Risk Areas (which is defined by the presence of municipal or domestic water supply reservoirs or groundwater percolation facilities) within the project limits.	No high risk areas downstream	✓
7.	Determine the Regional Board special requirements, including TMDLs, effluent limits, etc.	No special req.	✓
8.	Determine the general climate of the project area. Identify annual rainfall and rainfall intensity curves.	Annual rainfall 15" to 20"	
9.	If considering Treatment BMPs, determine the soil classification, permeability, erodibility, and depth to groundwater.	Soil group C & D w/ good perc rates	
10.	Determine contaminated or hazardous soils within the project area.	No haz. Soil onsite	✓
11.	Determine if this project is within the environmentally sensitive areas as defined on the maps in Appendix A of the <i>County of San Diego Standard Urban Storm Water Mitigation Plan for Land Development and Public Improvement Projects</i> .		✓
12.	Determine if this is an emergency project.		✓

# WATERSHED

Please check the watershed(s) for the project.

<input type="checkbox"/> San Juan 901	<i>Santa Margarita 902</i>	<input checked="" type="checkbox"/> San Luis Rey 903	<input type="checkbox"/> Carlsbad 904
<input type="checkbox"/> San Dieguito 905	<input type="checkbox"/> Penasquitos 906	<input type="checkbox"/> San Diego 907	<input type="checkbox"/> Sweetwater 909
<input type="checkbox"/> Otay 910	<input type="checkbox"/> Tijuana 911	<input type="checkbox"/> Whitewater 719	<input type="checkbox"/> Clark 720
<input type="checkbox"/> West Salton 721	<input type="checkbox"/> Anza Borrego 722	<input type="checkbox"/> Imperial 723	

Please provide the hydrologic sub-area and number(s)

Number	Name
903.12	Bonsall H.S.A.

Please provide the beneficial uses for Inland Surface Waters and Ground Waters. Beneficial Uses can be obtained from the Water Quality Control Plan for the San Diego Basin, which is available at the Regional Board office or at <http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html>.

SURFACE WATERS	Hydrologic Unit Basin Number	MUN	AGR	IND	PROC	GWR	FRESH	POW	REC1	REC2	BIOL	WARM	COLD	WILD	RARE	SPWN
<b>Inland Surface Waters</b>	903.12	*	X	X					X	X		X		X	X	
<b>Ground Waters</b>	903.12	X	X	X												

\* Excepted from Municipal

X Existing Beneficial Use

0 Potential Beneficial Use

## POLLUTANTS OF CONCERN

Using Table 4, identify pollutants that are anticipated to be generated from the proposed priority project categories. Pollutants associated with any hazardous material sites that have been remediated or are not threatened by the proposed project are not considered a pollutant of concern.

**Table 4. Anticipated and Potential Pollutants Generated by Land Use Type**

<i><b>PDP Categories</b></i>	<i><b>General Pollutant Categories</b></i>								
	Sediments	Nutrients	Heavy Metals	Organic Compounds	Trash & Debris	Oxygen Demanding Substances	Oil & Grease	Bacteria & Viruses	Pesticides
Detached Residential Development	X	X			X	X	X	X	X
Attached Residential Development	X	X			X	P <sup>(1)</sup>	P <sup>(2)</sup>	P	X
Commercial Development 1 acre or greater	P <sup>(1)</sup>	P <sup>(1)</sup>		P <sup>(2)</sup>	X	P <sup>(5)</sup>	X	P <sup>(3)</sup>	P <sup>(5)</sup>
Heavy industry /industrial development	X		X	X	X	X	X		
Automotive Repair Shops			X	X <sup>(4)(5)</sup>	X		X		
Restaurants					X	X	X	X	
Hillside Development >5,000 ft <sup>2</sup>	X	X			X	X	X		X
Parking Lots	P <sup>(1)</sup>	P <sup>(1)</sup>	X		X	P <sup>(1)</sup>	X		P <sup>(1)</sup>
Retail Gasoline Outlets			X	X	X	X	X		
Streets, Highways & Freeways	X	P <sup>(1)</sup>	X	X <sup>(4)</sup>	X	P <sup>(5)</sup>	X		
X = anticipated P = potential (1) A potential pollutant if landscaping exists on-site. (2) A potential pollutant if the project includes uncovered parking areas. (3) A potential pollutant if land use involves food or animal waste products. (4) Including petroleum hydrocarbons. (5) Including solvents.									

**Note:** If other monitoring data that is relevant to the project is available. Please include as Attachment C.

## CONSTRUCTION BMPs

Please check the construction BMPs that may be implemented during construction of the project. The applicant will be responsible for the placement and maintenance of the BMPs incorporated into the final project design.

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Silt Fence                            | <input type="checkbox"/> Desilting Basin                           |
| <input checked="" type="checkbox"/> Fiber Rolls                           | <input checked="" type="checkbox"/> Gravel Bag Berm                |
| <input type="checkbox"/> Street Sweeping and Vacuuming                    | <input type="checkbox"/> Sandbag Barrier                           |
| <input type="checkbox"/> Storm Drain Inlet Protection                     | <input checked="" type="checkbox"/> Material Delivery and Storage  |
| <input checked="" type="checkbox"/> Stockpile Management                  | <input checked="" type="checkbox"/> Spill Prevention and Control   |
| <input checked="" type="checkbox"/> Solid Waste Management                | <input checked="" type="checkbox"/> Concrete Waste Management      |
| <input checked="" type="checkbox"/> Stabilized Construction Entrance/Exit | <input checked="" type="checkbox"/> Water Conservation Practices   |
| <input type="checkbox"/> Dewatering Operations                            | <input checked="" type="checkbox"/> Paving and Grinding Operations |
| <input type="checkbox"/> Vehicle and Equipment Maintenance                |  |

☒ Any minor slopes created incidental to construction and not subject to a major or minor grading permit shall be protected by covering with plastic or tarp prior to a rain event, and shall have vegetative cover reestablished within 180 days of completion of the slope and prior to final building approval.



## EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION

Complete the checklist below to determine if a proposed project will pose an “exceptional threat to water quality,” and therefore require Advanced Treatment Best Management Practices.

**Table 5**

No.	CRITERIA	YES	NO	INFORMATION
1.	Is all or part of the proposed project site within 200 feet of waters named on the Clean Water Act (CWA) Section 303(d) list of Water Quality Limited Segments as impaired for sedimentation and/or turbidity? Current 303d list may be obtained from the following site: <a href="http://www.swrcb.ca.gov/tmdl/docs/303dlists2006/approved/r9_06_303d_req_tmdls.pdf">http://www.swrcb.ca.gov/tmdl/docs/303dlists2006/approved/r9_06_303d_req_tmdls.pdf</a>		✓	If YES, continue to 2. If NO, go to 5.
2.	Will the project disturb more than 5 acres, including all phases of the development?			If YES, continue to 3. If NO, go to 5.
3.	Will the project disturb slopes that are steeper than 4:1 (horizontal: vertical) with at least 10 feet of relief, and that drain toward the 303(d) listed receiving water for sedimentation and/or turbidity?			If YES, continue to 4. If NO, go to 5.
4.	Will the project disturb soils with a predominance of USDA-NRCS Erosion factors $k_f$ greater than or equal to 0.4?			If YES, continue to 6. If NO, go to 5.
5.	Project is not required to use Advanced Treatment BMPs.	✓		Document for Project Files by referencing this checklist.
6.	Project poses an “exceptional threat to water quality” and is required to use Advanced Treatment BMPs.		✓	Advanced Treatment BMPs must be consistent with WPO section 67.811(b)(20)(D) performance criteria

**Exemption potentially available for projects that require advanced treatment:** Project proponent may perform a Revised Universal Soil Loss Equation, Version 2 (RUSLE 2), Modified Universal Soil Loss Equation (MUSLE), or similar analysis that shows to the County official’s satisfaction that advanced treatment is not required

Now that the need for treatment BMPs has been determined, other information is needed to complete the SWMP.

## SITE DESIGN

To minimize stormwater impacts, site design measures must be addressed. The following checklist provides options for avoiding or reducing potential impacts during project planning. If YES is checked, it is assumed that the measure was used for this project.

**Table 6**

	OPTIONS	YES	NO	N/A
1.	Has the project been located and road improvements aligned to avoid or minimize impacts to receiving waters or to increase the preservation of critical (or problematic) areas such as floodplains, steep slopes, wetlands, and areas with erosive or unstable soil conditions?	✓		
2.	Is the project designed to minimize impervious footprint?	✓		
3.	Is the project conserving natural areas where feasible?	✓		
4.	Where landscape is proposed, are rooftops, impervious sidewalks, walkways, trails and patios be drained into adjacent landscaping?	✓		
5.	For roadway projects, are structures and bridges be designed or located to reduce work in live streams and minimize construction impacts?			✓
6.	Can any of the following methods be utilized to minimize erosion from slopes:			
6.a.	Disturbing existing slopes only when necessary?	✓		
6.b.	Minimize cut and fill areas to reduce slope lengths?	✓		
6.c.	Incorporating retaining walls to reduce steepness of slopes or to shorten slopes?			✓
6.d.	Providing benches or terraces on high cut and fill slopes to reduce concentration of flows?			✓
6.e.	Rounding and shaping slopes to reduce concentrated flow?	✓		
6.f.	Collecting concentrated flows in stabilized drains and channels?			✓

## LOW IMPACT DEVELOPMENT (LID)

Each numbered item below is a LID requirement of the WPO. Please check the box(s) under each number that best describes the Low Impact Development BMP(s) selected for this project.

**Table 7**

1.	Conserve natural Areas, Soils, and Vegetation-County LID Handbook 2.2.1
	<input type="checkbox"/> Preserve well draining soils (Type A or B)
	<input checked="" type="checkbox"/> Preserve Significant Trees
	<input type="checkbox"/> Other. Description:
	<input type="checkbox"/> 1. Not feasible. State Reason: No Trees exist on property, footprint has been minimized
2.	Minimize Disturbance to Natural Drainages-County LID Handbook 2.2.2
	<input checked="" type="checkbox"/> Set-back development envelope from drainages
	<input checked="" type="checkbox"/> Restrict heavy construction equipment access to planned green/open space areas
	<input type="checkbox"/> Other. Description:
	<input type="checkbox"/> 2. Not feasible. State Reason:
3.	Minimize and Disconnect Impervious Surfaces (see 5) –County LID Handbook 2.2.3
	<input type="checkbox"/> Clustered Lot Design
	<input checked="" type="checkbox"/> Items checked in 5?
	<input type="checkbox"/> Other. Description:
	<input type="checkbox"/> 3. Not feasible. State Reason: Minimum impervious areas are based on Fire Dept standards. No opportunity for clustering.
4.	Minimize Soil Compaction-County LID Handbook 2.2.4
	<input checked="" type="checkbox"/> Restrict heavy construction equipment access to planned green/open space areas
	<input checked="" type="checkbox"/> Re-till soils compacted by construction vehicles/equipment
	<input checked="" type="checkbox"/> Collect & re-use upper soil layers of development site containing organic materials
	<input type="checkbox"/> Other. Description:
	4. Not feasible. State Reason:
5.	Drain Runoff from Impervious Surfaces to Pervious Areas-County LID Handbook 2.2.5
	LID Street & Road Design
	<input type="checkbox"/> Curb-cuts to landscaping
	<input checked="" type="checkbox"/> Rural Swales
	<input type="checkbox"/> Concave Median
	<input type="checkbox"/> Cul-de-sac Landscaping Design
	<input type="checkbox"/> Other. Description:

LID Parking Lot Design	
<input type="checkbox"/>	Permeable Pavements
<input checked="" type="checkbox"/>	Curb-cuts to landscaping
<input type="checkbox"/>	Other. Description:
LID Driveway, Sidewalk, Bike-path Design	
<input type="checkbox"/>	Permeable Pavements
<input checked="" type="checkbox"/>	Pitch pavements toward landscaping
<input type="checkbox"/>	Other. Description:
LID Building Design	
<input type="checkbox"/>	Cisterns & Rain Barrels
<input checked="" type="checkbox"/>	Downspout to swale
<input type="checkbox"/>	Vegetated Roofs
<input type="checkbox"/>	Other. Description:
LID Landscaping Design	
<input type="checkbox"/>	Soil Amendments
<input checked="" type="checkbox"/>	Reuse of Native Soils
<input checked="" type="checkbox"/>	Smart Irrigation Systems
<input type="checkbox"/>	Street Trees
<input type="checkbox"/>	Other. Description:
<input type="checkbox"/>	5. Not feasible. State Reason:

## CHANNELS & DRAINAGES

Complete the following checklist to determine if the project includes work in channels.

**Table 8**

No.	CRITERIA	YES	NO	N/A	COMMENTS
1.	Will the project include work in channels?		✓		
2.	Will the project increase velocity or volume of downstream flow?				If YES go to 6.
3.	Will the project discharge to unlined channels?				If YES go to 6.
4.	Will the project increase potential sediment load of downstream flow?				If YES go to 6.
5.	Will the project encroach, cross, realign, or cause other hydraulic changes to a stream that may affect downstream channel stability?				If YES go to 8.
6.	Review channel lining materials and design for stream bank erosion.				Continue to 7.
7.	Consider channel erosion control measures within the project limits as well as downstream. Consider scour velocity.				Continue to 8.
8.	Include, where appropriate, energy dissipation devices at culverts.				Continue to 9.
9.	Ensure all transitions between culvert outlets/headwalls/wingwalls and channels are smooth to reduce turbulence and scour.				Continue to 10.
10.	Include, if appropriate, detention facilities to reduce peak discharges.				
11.	"Hardening" natural downstream areas to prevent erosion is not an acceptable technique for protecting channel slopes, unless pre-development conditions are determined to be so erosive that hardening would be required even in the absence of the proposed development.				Continue to 12.
12.	Provide other design principles that are comparable and equally effective.			✓	Continue to 13.
13.	End				

## CHANNELS & DRAINAGES

Complete the following checklist to determine if the project includes work in channels.

**Table 8**

No.	CRITERIA	YES	NO	N/A	COMMENTS
1.	Will the project include work in channels?		✓		
2.	Will the project increase velocity or volume of downstream flow?				If YES go to 6.
3.	Will the project discharge to unlined channels?				If YES go to 6.
4.	Will the project increase potential sediment load of downstream flow?				If YES go to 6.
5.	Will the project encroach, cross, realign, or cause other hydraulic changes to a stream that may affect downstream channel stability?				If YES go to 8.
6.	Review channel lining materials and design for stream bank erosion.				Continue to 7.
7.	Consider channel erosion control measures within the project limits as well as downstream. Consider scour velocity.				Continue to 8.
8.	Include, where appropriate, energy dissipation devices at culverts.				Continue to 9.
9.	Ensure all transitions between culvert outlets/headwalls/wingwalls and channels are smooth to reduce turbulence and scour.				Continue to 10.
10.	Include, if appropriate, detention facilities to reduce peak discharges.				
11.	"Hardening" natural downstream areas to prevent erosion is not an acceptable technique for protecting channel slopes, unless pre-development conditions are determined to be so erosive that hardening would be required even in the absence of the proposed development.				Continue to 12.
12.	Provide other design principles that are comparable and equally effective.			✓	Continue to 13.
13.	End				

## SOURCE CONTROL

Please complete the following checklist for Source Control BMPs. If the BMP is not applicable for this project, then check N/A only at the main category.

**Table 9**

BMP			YES	NO	N/A
1.	<b>Provide Storm Drain System Stenciling and Signage</b>				✓
	1.a.	All storm drain inlets and catch basins within the project area shall have a stencil or tile placed with prohibitive language (such as: "NO DUMPING – DRAINS TO _____") and/or graphical icons to discourage illegal dumping.			
	1.b.	Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.			
2.	<b>Design Outdoors Material Storage Areas to Reduce Pollution Introduction</b>				✓
	2.a.	This is a detached single-family residential project. Therefore, personal storage areas are exempt from this requirement.			
	2.b.	Hazardous materials with the potential to contaminate urban runoff shall either be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.			
	2.c.	The storage area shall be paved and sufficiently impervious to contain leaks and spills.			
	2.d.	The storage area shall have a roof or awning to minimize direct precipitation within the secondary containment area.			
3.	<b>Design Trash Storage Areas to Reduce Pollution Introduction</b>		✓		
	3.a.	Paved with an impervious surface, designed not to allow run-on from adjoining areas, screened or walled to prevent off-site transport of trash; or,	✓		
	3.b.	Provide attached lids on all trash containers that exclude rain, or roof or awning to minimize direct precipitation.	✓		
4.	<b>Use Efficient Irrigation Systems &amp; Landscape Design</b>		✓		
	The following methods to reduce excessive irrigation runoff shall be considered, and incorporated and implemented where determined applicable and feasible.				
	4.a.	Employing rain shutoff devices to prevent irrigation after precipitation.	✓		
	4.b.	Designing irrigation systems to each landscape area's specific water requirements.	✓		
	4.c.	Using flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.	✓		
	4.d.	Employing other comparable, equally effective, methods to reduce irrigation water runoff.			✓
5.	<b>Private Roads</b>				
	The design of private roadway drainage shall use at least one of the following				
	5.a.	Rural swale system: street sheet flows to vegetated swale or gravel shoulder, curbs at street corners, culverts under driveways and street crossings.	✓		

BMP			YES	NO	N/A
5.b.	Urban curb/swale system: street slopes to curb, periodic swale inlets drain to vegetated swale/biofilter.		✓		
5.c.	Dual drainage system: First flush captured in street catch basins and discharged to adjacent vegetated swale or gravel shoulder, high flows connect directly to storm water conveyance system.				✓
5.d.	Other methods that are comparable and equally effective within the project.				✓
6.	<b>Residential Driveways &amp; Guest Parking</b>		✓		
	The design of driveways and private residential parking areas shall use one at least of the following features.				
6.a.	Design driveways with shared access, flared (single lane at street) or wheelstrips (paving only under tires); or, drain into landscaping prior to discharging to the storm water conveyance system.		✓		
6.b.	Uncovered temporary or guest parking on private residential lots may be: paved with a permeable surface; or, designed to drain into landscaping prior to discharging to the storm water conveyance system.		✓		
6.c.	Other features which are comparable and equally effective.				✓
7.	<b>Dock Areas</b>				✓
	Loading/unloading dock areas shall include the following.				
7.a.	Cover loading dock areas, or design drainage to preclude urban run-on and runoff.				
7.b.	Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.				
7.c.	Other features which are comparable and equally effective.				
8.	<b>Maintenance Bays</b>				✓
	Maintenance bays shall include the following.				
8.a.	Repair/maintenance bays shall be indoors; or, designed to preclude urban run-on and runoff.				
8.b.	Design a repair/maintenance bay drainage system to capture all wash water, leaks and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required by local jurisdiction, obtain an Industrial Waste Discharge Permit.				
8.c.	Other features which are comparable and equally effective.				
9.	<b>Vehicle Wash Areas</b>				✓
	Priority projects that include areas for washing/steam cleaning of vehicles shall use the following.				
9.a.	Self-contained; or covered with a roof or overhang.				
9.b.	Equipped with a clarifier or other pretreatment facility.				
9.c.	Properly connected to a sanitary sewer.				
9.d.	Other features which are comparable and equally effective.				
10.	<b>Outdoor Processing Areas</b>				✓
	Outdoor process equipment operations, such as rock grinding or crushing, painting or coating, grinding or sanding, degreasing or parts cleaning, waste piles, and wastewater and solid waste treatment and disposal, and other operations determined to be a potential threat to water quality by the County shall adhere to the following requirements.				



BMP			YES	NO	N/A
	10.a.	Cover or enclose areas that would be the most significant source of pollutants; or, slope the area toward a dead-end sump; or, discharge to the sanitary sewer system following appropriate treatment in accordance with conditions established by the applicable sewer agency.			
	10.b.	Grade or berm area to prevent run-on from surrounding areas.			
	10.c.	Installation of storm drains in areas of equipment repair is prohibited.			
	10.d.	Other features which are comparable or equally effective.			
11.	<b>Equipment Wash Areas</b>				✓
	Outdoor equipment/accessory washing and steam cleaning activities shall be.				
	11.a.	Be self-contained; or covered with a roof or overhang.			
	11.b.	Be equipped with a clarifier, grease trap or other pretreatment facility, as appropriate			
	11.c.	Be properly connected to a sanitary sewer.			
	11.d.	Other features which are comparable or equally effective.			
12.	<b>Parking Areas</b>				
	The following design concepts shall be considered, and incorporated and implemented where determined applicable and feasible by the County.				
	12.a.	Where landscaping is proposed in parking areas, incorporate landscape areas into the drainage design.	✓		
	12.b.	Overflow parking (parking stalls provided in excess of the County's minimum parking requirements) may be constructed with permeable paving.			✓
	12.c.	Other design concepts that are comparable and equally effective.			✓
13.	<b>Fueling Area</b>				✓
	Non-retail fuel dispensing areas shall contain the following.				
	13.a.	Overhanging roof structure or canopy. The cover's minimum dimensions must be equal to or greater than the area within the grade break. The cover must not drain onto the fuel dispensing area and the downspouts must be routed to prevent drainage across the fueling area. The fueling area shall drain to the project's treatment control BMP(s) prior to discharging to the storm water conveyance system.			
	13.b.	Paved with Portland cement concrete (or equivalent smooth impervious surface). The use of asphalt concrete shall be prohibited.			
	13.c.	Have an appropriate slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of urban runoff.			
	13.d.	At a minimum, the concrete fuel dispensing area must extend 6.5 feet (2.0 meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot (0.3 meter), whichever is less.			

Please list other project specific Source Control BMPs in the following box. Write N/A if there are none.

N/A Project proposes 4 additional plus remainder single family dwelling, each on 2 acre minimum parcel size.

## TREATMENT CONTROL

To select a structural treatment BMP using Treatment Control BMP Selection Matrix (Table 10), each priority project shall compare the list of pollutants for which the downstream receiving waters are impaired (if any), with the pollutants anticipated to be generated by the project (as identified in Table 4). Any pollutants identified by Table 4, which are also causing a Clean Water Act section 303(d) impairment of the receiving waters of the project, shall be considered primary pollutants of concern. Priority projects that are anticipated to generate a primary pollutant of concern shall select a single or combination of stormwater BMPs from Table 10, which **maximizes pollutant removal** for the particular primary pollutant(s) of concern.

Priority development projects that are **not** anticipated to generate a pollutant for which the receiving water is CWA 303(d) impaired shall select a single or combination of stormwater BMPs from Table 10, which are effective for pollutant removal of the identified secondary pollutants of concern, consistent with the “maximum extent practicable” standard.

**Table 10. Treatment Control BMP Selection Matrix**

Pollutants of Concern	↓ Bioretention Facilities (LID)*	Settling Basins (Dry Ponds)	Wet Ponds and Wetlands	Infiltration Facilities or Practices (LID)*	Media Filters	High-rate biofilters	High-rate media filters	Trash Racks & Hydro- dynamic Devices
Coarse Sediment and Trash	High	High	High	High	High	High	High	High
Pollutants that tend to associate with fine particles during treatment	High	High	High	High	High	Medium	Medium	Low
Pollutants that tend to be dissolved following treatment	Medium	Low	Medium	High	Low	Low	Low	Low

\*Additional information is available in the County of San Diego LID Handbook.

**NOTES ON POLLUTANTS OF CONCERN:**

In Table 11, Pollutants of Concern are grouped as gross pollutants, pollutants that tend to associate with fine particles, and pollutants that remain dissolved.

**Table 11**

<b>Pollutant</b>	<b>Coarse Sediment and Trash</b>	<b>Pollutants that tend to associate with fine particles during treatment</b>	<b>Pollutants that tend to be dissolved following treatment</b>
<b>Sediment</b>	X	X	
<b>Nutrients</b>		X	X
<b>Heavy Metals</b>		X	
<b>Organic Compounds</b>		X	
<b>Trash &amp; Debris</b>	X		
<b>Oxygen Demanding</b>		X	
<b>Bacteria</b>		X	
<b>Oil &amp; Grease</b>		X	
<b>Pesticides</b>		X	

A Treatment BMP must address runoff from developed areas. Please provide the post-construction water quality values for the project. Label outfalls on the BMP map. The Water Quality peak rate of discharge flow ( $Q_{WQ}$ ) and the Water Quality storage volume ( $V_{WQ}$ ) is dependent on the type of treatment BMP selected for the project.

<b>Outfall</b>	<b>Tributary Area (acres)</b>	<b><math>Q_{WQ}</math> (cfs)</b>	<b><math>V_{WQ}</math> (ft<sup>3</sup>)</b>
Area "A"	130 acs	43.8	N/A
Area "B"	13 acs	6.9	N/A
Area "C"	14 acs	7.1	N/A
Parcel No. 1	0.6 acs	0.5	720
Parcel No. 3	0.6 acs	0.5	720
St. "A" Pcl 2, 4 & R	1.75 acs	1.5	2400

Please check the box(s) that best describes the Treatment BMP(s) selected for this project.

<b>Biofilters GRASS AREAS</b>
<input checked="" type="checkbox"/> Bioretention swale
<input type="checkbox"/> Vegetated filter strip
<input type="checkbox"/> Stormwater Planter Box (open-bottomed)
<input type="checkbox"/> Stormwater Flow-Through Planter (sealed bottom)
<input type="checkbox"/> Bioretention Area
<input type="checkbox"/> Vegetated Roofs/Modules/Walls
<b>Detention Basins</b>
<input type="checkbox"/> Extended/dry detention basin with grass/vegetated lining
<input type="checkbox"/> Extended/dry detention basin with impervious lining
<b>Infiltration Basins</b>
<input type="checkbox"/> Infiltration basin
<input type="checkbox"/> Infiltration trench
<input type="checkbox"/> Dry well
<input type="checkbox"/> Permeable Paving
<input type="checkbox"/> Gravel
<input type="checkbox"/> Permeable asphalt
<input type="checkbox"/> Pervious concrete
<input type="checkbox"/> Unit pavers, ungrouted, set on sand or gravel
<input type="checkbox"/> Subsurface reservoir bed
<b>Wet Ponds or Wetlands</b>
<input type="checkbox"/> Wet pond/basin (permanent pool)
<input type="checkbox"/> Constructed wetland
<b>Filtration</b>
<input type="checkbox"/> Media filtration
<input type="checkbox"/> Sand filtration
<b>Hydrodynamic Separator Systems</b>
<input type="checkbox"/> Swirl Concentrator
<input type="checkbox"/> Cyclone Separator
<b>Trash Racks and Screens</b>

Include Treatment Datasheet as Attachment E. The datasheet should include the following:	<b>COMPLETED</b>	<b>NO</b>
1. Description of how treatment BMP was designed. Provide a description for each type of treatment BMP.	✓	
2. Engineering calculations for the BMP(s)	✓	

Please describe why the selected treatment BMP(s) was selected for this project. For projects utilizing a low performing BMP, please provide a detailed explanation.

Bio retention swales are proposed for this minor subdivision as parcels are large (2 acs & larger) allowing area for the bio retention swale which are rated high in removing sediment and trash and pollutants that tend to associated with fine particles.

## MAINTENANCE

Please check the box that best describes the maintenance mechanism(s) for this project. Guidelines for each category are located in Chapter 5, Section 5.2 of the County SUSMP.

CATEGORY	SELECTED	
	YES	NO
First	✓	
Second <sup>1</sup>		
Third <sup>1</sup>		
Fourth		

Note:

1. Projects in Category 2 or 3 may choose to establish or be included in a Stormwater Maintenance Assessment District for the long-term maintenance of treatment BMPs.

## ATTACHMENTS

Please include the following attachments.

ATTACHMENT		COMPLETED	N/A
A	Project Location Map	✓	
B	Site Map	✓	
C	Relevant Monitoring Data		✓
D	LID and Treatment BMP Location Map	✓	
E	Treatment BMP Datasheets	✓	
F	Operation and Maintenance Program for Treatment BMPs	✓	
G	Fiscal Resources	✓	
H	Certification Sheet	✓	
I	Addendum		✓

**Note:** Attachments A and B may be combined.

Please describe why the selected treatment BMP(s) was selected for this project. For projects utilizing a low performing BMP, please provide a detailed explanation.

Bio retention swales are proposed for this minor subdivision as parcels are large (2 acs & larger) allowing area for the bio retention swale which are rated high in removing sediment and trash and pollutants that tend to associated with fine particles.

## MAINTENANCE

Please check the box that best describes the maintenance mechanism(s) for this project. Guidelines for each category are located in Chapter 5, Section 5.2 of the County SUSMP.

CATEGORY	SELECTED	
	YES	NO
First	✓	
Second <sup>1</sup>		
Third <sup>1</sup>		
Fourth		

Note:

1. Projects in Category 2 or 3 may choose to establish or be included in a Stormwater Maintenance Assessment District for the long-term maintenance of treatment BMPs.

## ATTACHMENTS

Please include the following attachments.

ATTACHMENT		COMPLETED	N/A
A	Project Location Map	✓	
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C	Relevant Monitoring Data		✓
D	LID and Treatment BMP Location Map	✓	
E	Treatment BMP Datasheets	✓	
F	Operation and Maintenance Program for Treatment BMPs	✓	
G	Fiscal Resources	✓	
H	Certification Sheet	✓	
I	Addendum		✓

**Note:** Attachments A and B may be combined.

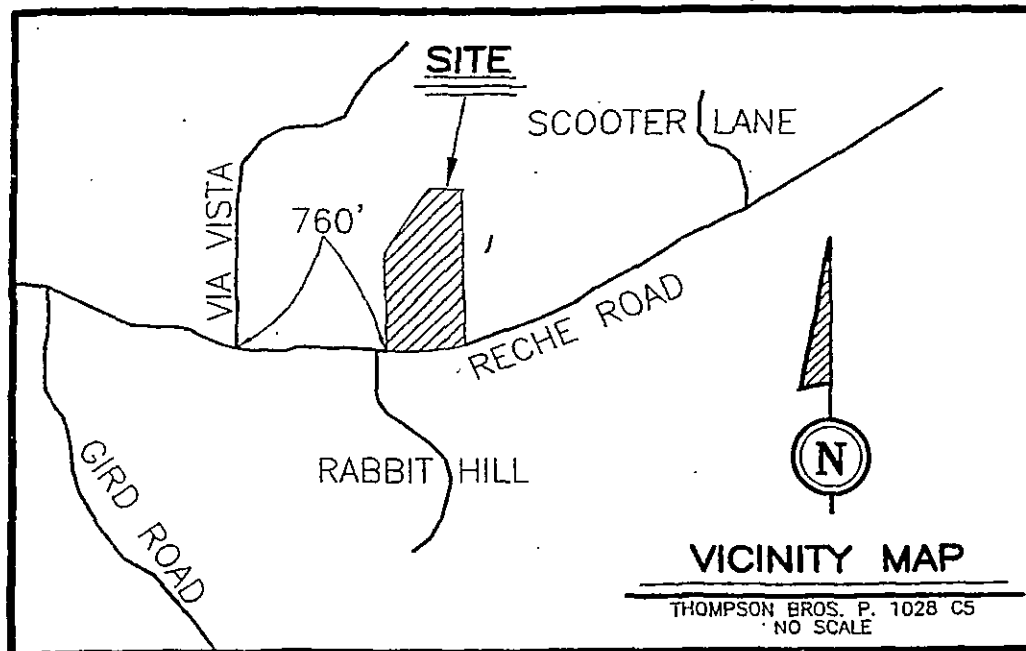
**ATTACHMENT A**

**PROJECT LOCATION MAP**



# ATTACHMENT A

## LOCATION MAP



# **ATTACHMENT B**

## **SITE MAP**

# REPLACEMENT TENTATIVE PARCEL MAP 21047R

## LAND DIVISION STATEMENT - OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST DEVELOPED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN THE BASIS OF CREATION OF THE LOT, IN ANY OWNERSHIP (I.E. PARCEL MAP, FIRM MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/07) AS SHOWN ON THE TENTATIVE. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR A ROAD RIGHT-OF-WAY. "FREEDOM" AS DEFINED IN SECTION 12.0 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR SHALL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH PARCELS WERE CREATED BY A PREVIOUS APPLICATION FOR PURPOSES OF THIS CERTIFICATION. THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR AIDED IN A PLANNING, COORDINATE OR DESIGN-MARKING CAPACITY IN ANY FORM OF NORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS 31<sup>ST</sup> DAY OF JAN, 1999, AT FALLBROOK, CALIFORNIA.

ADDRESS: 2692 BECKMAN AVENUE  
IRVINE, CA 92606  
PHONE: (949) 752-5738

ALEX LEE, OWNER  
AMERICAN LOTUS BUDDHIST ASSOC.


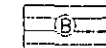
- COMPLETE TAX ASSESSOR'S NUMBER: 107-370-38
- ABBREVIATED LEGAL DESCRIPTION: PORTION S.E. 1/4 SEC. 28, T9S, R3W
- CENRAL PLAN REGIONAL CATEGORY: E.D.A.
- COUNTY/SUBREGIONAL PLAN AREA: FALLBROOK COMMUNITY PLAN
- LAND USE DESIGNATION(S): (17) ESTATE
- EXISTING ZONING: A-70 2 AC.
- GRADING: NONE PROPOSED
- TOPOGRAPHY: COUNTY TOPO 434-1707
- TAX RATE AREA: 25013
- ASSOCIATED PERMITS: N/A
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (I.E. RECORDED EASEMENT, UNRECORDED EASEMENT AND SPECIFY WIDTH): ACCESS FROM "RECHE ROAD", WHICH IS A COUNTY MAINTAINED ROAD ALONG THE BOUNDARY OF SUBJECT PROPERTY.
- WATER SOURCE/ WATER DISTRICT: RAINBOW MUNICIPAL WATER DISTRICT
- SEPTIC/SEWER DISTRICT: SUBSURFACE DISPOSAL
- FIRE DISTRICT: NORTH COUNTY FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT: FALLBROOK ELEMENTARY AND FALLBROOK UNION HIGH SCHOOL

USE REGULATIONS	A-70
DENSITY	50
LOT SIZE	2 AC.
SOIL DRG TYPE	C
WAY FIR SPEC	-
FIR AREA RATIO	-
WETLAND	C
COVERAGE	-
OPEN SPACE	C
SPECIAL AREA REGS	-

ALEX LEE, OWNER  
POWER OF ATTORNEY  
HADLEY JOHNSON, RCE 14870

ADDRESS: 2692 BECKMAN AVENUE  
IRVINE, CA 92606  
PHONE: (949) 752-5738

PREPARED BY:  
WM. KARN SURVEYING INC.  
128 WEST 7TH ST.  
FALLBROOK, CA 92028  
760-726-1134 RCE 14870

-  PROPOSED BIOLOGICAL OPEN SPACE  
EASEMENT INCLUDING 50' WETLAND BUFFER
-  LIMITED BUILDING ZONE - 50'  
OAK BUFFER ZONE - 50'

THIS PARCEL IS APPROX. 1/4 FOR A STANDARD SEWER  
PARK CONNED TO 10 FEET OF VILLAGE  
FIELD TO SERVE A THREE-ACRE DEVELOPMENT. THE  
FIELD THE ORIGINAL COIL IS NOT DISTURBED IN ANY  
WAY, SUCH AS CUTTING, TILLING OR ERECTION. THIS  
DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ES-  
TABLISHMENTS.

DATA AND RECOMMENDATION IN THE PART OF AMERICAN LOTUS BUDDHIST ASSOC.

BY ALEX LEE, OWNER DATE 1/23/99

1	3.27-Feet	2-Feet	1-Feet	3-Feet SPD
2	4.40-Feet	4-Feet	1-Feet	3-Feet SPD
3	4.40-Feet	3-Feet	1-Feet	3-Feet SPD
4	4.40-Feet	3-Feet	1-Feet	3-Feet SPD
5	4.40-Feet	3-Feet	1-Feet	3-Feet SPD
6	4.40-Feet	3-Feet	1-Feet	3-Feet SPD

# **ATTACHMENT C**

## **RELEVANT MONITORING DATA**

*(NOTE: PROVIDE RELEVANT WATER QUALITY MONITORING DATA IF AVAILABLE.)*

N/A

# **ATTACHMENT D**

## **LID AND TREATMENT BMP LOCATION MAP**

# PRELIMINARY GRADING PLAN

## TENTATIVE PARCEL MAP 21047

ER 07-02-00

### LAND DIVISION STATEMENT - OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZE COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (I.E. PARCEL MAP, F.R.M. MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72), A CONTIGUOUS PROPERTY UNLESS SUCH PARCELS WERE CREATED BY MAJOR SUBDIVISION FOR PURPOSES OF THIS CERTIFICATION. THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATE OR DECISION-MAKING CAPACITY IN AN FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH PARCELS WERE CREATED BY MAJOR SUBDIVISION FOR PURPOSES OF THIS CERTIFICATION. THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATE OR DECISION-MAKING CAPACITY IN AN FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. I EXECUTED THIS DAY OF \_\_\_\_\_, IN FALLBROOK, CALIFORNIA.

ADDRESS: 2692 BECKMAN AVENUE

IRVINE, CA 92606

PHONE: (714) 637-5297

AMERICAN LOTUS  
BUDDHIST ASSOC.

CWNE

1. COMPLETE TAX ASSESSOR'S NUMBER:

107-370-38

2. ASSOCIATED LEGAL DESCRIPTION:

PORTION S.E. 1/4 SEC. 28, T9S, R3W

3. GENERAL PLAN REGIONAL CATEGORY:

E.D.A.

4. COMMUNITY/SUBREGIONAL PLAN AREA:

FALLBROOK COMMUNITY PLAN

5. LAND USE DESIGNATION(S):

(17) ESTATE

6. EXISTING ZONING: A-70 2 AC.

USE REGULATIONS	A-70
MINIMUM LOT AREA	2 AC.
DENSITY	1
LOT SIZE	2 AC.
BUILDING TYPE	C
MAX. FILL AREA	-
FIR AREA RATIO	-
HEIGHT	C
COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGS.	-

7. GRADING: NONE PROPOSED

8. TOPOGRAPHY: COUNTY TOPO 434-1707

9. TAX RATE AREA: 25013

10. ASSOCIATED PERMITS: N/A

11. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (I.E. RECORDED EASEMENT, UNRECORDED EASEMENT AND SPECIFY WIDTH).

ACCESS FROM "RECHE ROAD", WHICH IS A COUNTY MAINTAINED ROAD ALONG THE BOUNDARY OF SUBJECT PROPERTY.

12. WATER SOURCE/ WATER DISTRICT: RAINBOW MUNICIPAL WATER DISTRICT

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RUSHIR SHI OWNER

HADLEY JOHNSON RCE 14870

ADDRESS: 2692 BECKMAN AVENUE

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IRVINE, CA 92606

188 WEST 100 ST.

PHONE: (714) 637-5297

FALLBROOK, CA 92228

760-728-1134 RCE 14870

### LEGEND

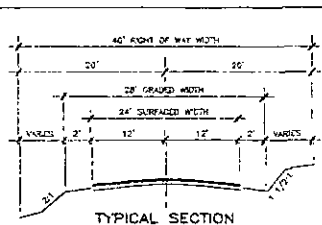
	YARDAGE QUANTITIES	
	YARDAGE CUT 2:1 RATIO	YARDAGE FILL 2:1 RATIO
① PARCEL 1	6.73 AC. GROSS 5.67 AC. NET	100 C.Y. TOP EL=660 TOE EL=670
② PARCEL 2	2.66 AC. GROSS 2.22 AC. NET	RAISED FOUNDATION
③ PARCEL 3	4.26 AC. GROSS 4.09 AC. NET	1850 C.Y. TOP EL=665 TOE EL=647
④ PARCEL 4	2.44 AC. GROSS 2.38 AC. NET	300 C.Y. TOP EL=637 TOE EL=621
⑤ DESIGNATED REMAINDER PARCEL	4.53 AC. GROSS 3.90 AC. NET	RAISED FOUNDATION
⑥	DIRECTION OF DRAINAGE & PERCENT OF GRADE	

### LEGEND

ITEM	S.D.R.S.D./B.M.P.*	SYMBOL
EXIST. CONTOUR		650
PROP. CONTOUR		650
FILL SLOPE - 2:1	SS-7	
CUT SLOPE - 1.5:1	SS-7	
PROP. SPOT ELEVATION		650
6" EARTHEN BERM	SS-7	
PROP. EARTHEN BERM DITCH	SS-7	
PROP. ROCK RIP RAP (10'X10'X1.3") #2 BACKING OVER 1/4" GRAVEL FILTER BLANKET (1/2" THICK) TYPE 2, 0.5-0.8 1/2" S&C	0-40/SS-12"	
BC FILTER		
CHASSIS SAMPLE		

### NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER KNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.



NO SCALE

### SITE

SCOOTER LAKE

RECHE ROAD

RABBIT HILL

VIA VIA

CHAD ROAD

VICINITY MAP

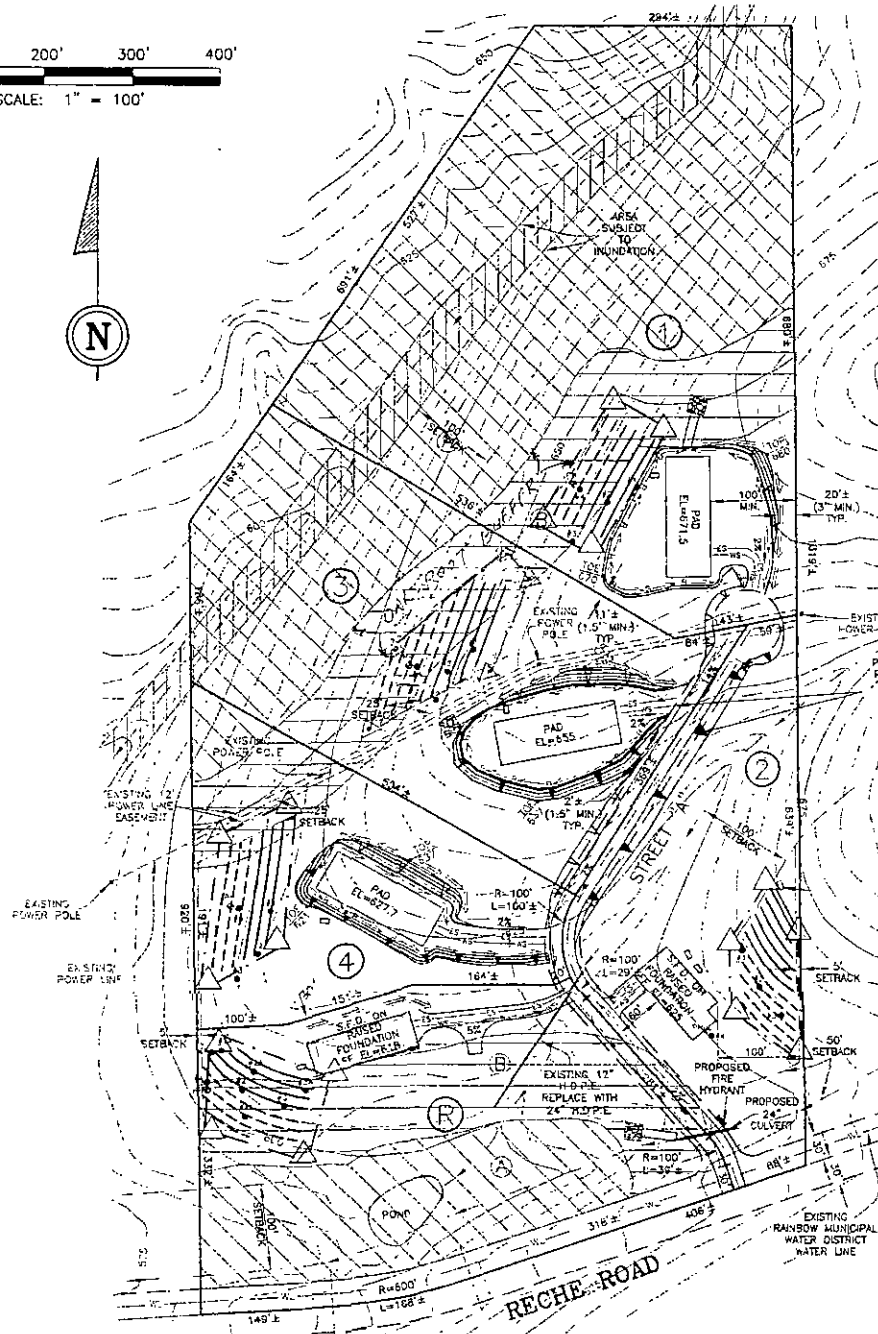
NO SCALE

### NOTES

- 1) NO GRADING PROPOSED
- 2) CONTOURS FROM COUNTY TOPO 434-1707

0' 100' 200' 300' 400'

GRAPHIC SCALE: 1" = 100'



# ATTACHMENT E

## TREATMENT BMP DATASHEET

DRAINAGE AREA "A" = 130 ACRES

SOIL GROUP  $\frac{3}{4}$  C  $\frac{1}{4}$  D

WATERSHED L-4300

WATERSHED H = 951 - 585 = 366

$$C_{AVG} = 0.75(0.36) + 0.25(0.41)$$

$$S = 8.5\%$$

$$C_{AVG} = 0.27 + 10$$

$$\text{LOWER } 2/3 \text{ } S = 4.8\%$$

$$C_{AVG} = 0.373$$

USE RATIONAL METHOD

$$TC = 13 + 8 = 21 \text{ MINS.}$$

$$Q = CIA$$

PRE CONSTRUCTION

$$I_{100} = 3.8 \text{ IN/HR}$$

$$Q_{100} = 0.373(3.8)(130)$$

$$I_{WQ} = 0.9 \text{ IN/HR}$$

$$Q_{100} = 184 \text{ CFS}$$

POST CONSTRUCTION

$$Q_{WQ} = 0.373(0.9)(130)$$

INCREASE IMPERVIOUS

$$Q_{WQ} = 43.6 \text{ CFS}$$

$$AREA = 0.17 \text{ ACS.}$$

$$ASSUME C = 0.87$$

$$C_R = \frac{129.8(0.373) + 0.2(0.87)}{130}$$

$$C_R = \frac{48.41 + 0.17}{130} = 0.374$$

$$Q_{100} = 0.374(3.8)(180)$$

$$Q_{100} = 184.8 \text{ CFS}$$

$$Q_{WQ} = 0.374(0.9)(130)$$

$$Q_{WQ} = 43.76 \text{ CFS}$$

# ATTACHMENT E

## TREATMENT BMP DATASHEET

Drainage "B"

Area = 13 acs.

SOIL GROUP 2/3 C 1/3 D

WATERSHED L-1700

WATERSHED H = 775 - 600 = 175

$C_{AVG} = 0.67(0.36) + 0.33(0.41)$

S = 10%.

$C_{AVG} = 0.241 + 0.135$

$C_{AVG} = 0.376$

$TC = 6 + 6.4 = 12.4$  MINS.

PRE CONSTRUCTION

$I_{100} = 3.8$  IN/HR

$Q_{100} = 0.376(5.1)(13)$

$I_{WQ} = 1.3$  IN/HR

$Q_{100} = 24.9$  CFS

POST CONSTRUCTION

$Q_{WQ} = 0.376(1.3)(13)$

REVISED CR

$Q_{WQ} = 6.35$  CFS

ADDITIONAL IMPERVIOUS AREA

ROAD & DRIVEWAY = 0.41 ACS.

BUILDINGS = 0.45 ACS.

TOTAL = 0.86 ACS

ASSUME C = 0.87

$CR = \frac{121.4(0.376) + 0.87(0.86)}{13}$

CR = 0.409

$Q_{100} = 0.409(5.1)(13)$

$Q_{100} = 27.1$  CFS

$Q_{WQ} = 0.409(1.3)(13)$

$Q_{WQ} = 6.9$  CFS



Drainage "C"

Area = 14 acs.

SOIL GROUP  $\frac{3}{4}$  C  $\frac{1}{4}$  D

WATERSHED L-1600'

$$C_{AVG} = 0.373$$

$$C_{AVG} = 0.376$$

$$WATERSHED H = 775 - 600 = 175$$

$$S = 10\%$$

$$T_c = 5.6 + 6.4 = 12 \text{ MINS.}$$

$$I_{100} = 5.2 \text{ IN/HR}$$

$$Q_{100} = 0.373(5.2)(14)$$

$$I_{wQ} = 1.35 \text{ IN/HR}$$

$$Q_{100} = 27.2 \text{ CFS}$$

$$Q_{wQ} = 0.373(1.35)(14)$$

REVISED CR

$$Q_{wQ} = 7.05 \text{ CFS}$$

PAVED ROADWAY 0.11

ASSUME C = 0.87

$$CR = \frac{13.9(0.373) + 0.87(0.11)}{14}$$

$$CR = 0.377$$

$$Q_{100} = 0.377(5.2)(14)$$

$$Q_{100} = 27.4 \text{ CFS}$$

$$Q_{wQ} = 0.377(1.35)(14)$$

$$Q_{wQ} = 7.12 \text{ CFS}$$

### BIO FILTER DESIGN PARCEL 2, 4 REM. & ST "A" RUNOFF

STREET "A" 40' x 800' = 0.75 &

PAD AREA 150' x 100' 0.34 ACS. x 3 = 1.0 + 0.75 = 1.75

SOIL GROUP "C" C = 0.376

$$L = 750'$$

$$H = 675 - 615 = 60'$$

$\frac{1}{2}$  AREA LANDSCAPE  $\frac{1}{2}$  IMPERVIOUS

USE CR = 0.60

$$S = 8\%$$

$$T_c = 3.5 + 7.5 = 11$$

PRE CONSTRUCTION

$$Q_{100} = 0.376(5.5)(1.75) = 3.62 \text{ CFS}$$

$$Q_{wQ} = 0.376(1.4)(1.75) = 0.9 \text{ CFS}$$

POST CONSTRUCTION

$$Q_{100} = 0.60(5.5)(1.75)$$

$$Q_{100} = 5.8 \text{ CFS}$$

DESIGN BIO SWALES FROM STREET "A" FOR 5.8 CFS

$$Q_{wQ} = 0.60(1.4)(1.75)$$

$$Q_{wQ} = 1.5 \text{ CFS}$$

$$I_{100} = 5.5 \text{ IN/HR}$$

$$I_{wQ} = 1.4 \text{ INS/HR}$$

### BIO FILTER DESIGN PORTION PARCEL 1 & 3

AREA = 1.2 ACS      0.6 ACS PCL 1 & 0.6 ACS PCL 3  
PRE CONSTRUCTION  
C = 0.376

WATERSHED L = 600'  
WATERSHED H = 55'  
S = 9%

RUNOFF COEFFICIENT  
½ AREA LANDSCAPED  
½ IMPERVIOUS  
USE Cr = 0.60

Tc = 3 + 6.4  
T = 9.4  
I100 = 6.0 IN/HR  
IwQ = 1.5 IN/HR

PRE CONSTRUCTION  
 $Q_{100} = 0.376(6.0)(0.6)$   
 $Q_{100} = 1.4 \text{ CFS}$

POST CONSTRUCTION  
 $Q_{100} = 0.60(6.0)(0.6)$   
 $Q_{100} = 2.2 \text{ CFS}$

$QWQ = 0.376(1.5)(0.6)$   
 $QWQ = 0.34 \text{ CFS}$

$QWQ = 0.6(1.5)(0.6)$   
 $QWQ = 0.5 \text{ CFS}$

### CAPACITY BIO FILTER

$A = 2.7 + 1.3 = 4.0$   
 $WP = 4 + 4 = 8$   
 $r = \frac{4.0}{8} = 0.5$   
 $r^{2/3} = 0.63$

S = 1%  
 $S^{1/2} = 0.1$

USE n = 0.60  
 $Q = \frac{1.486}{0.060} (4.0)(0.63)(0.1)$   
Q = 6.2 CFS  
V = 1.7 FT/SEC.

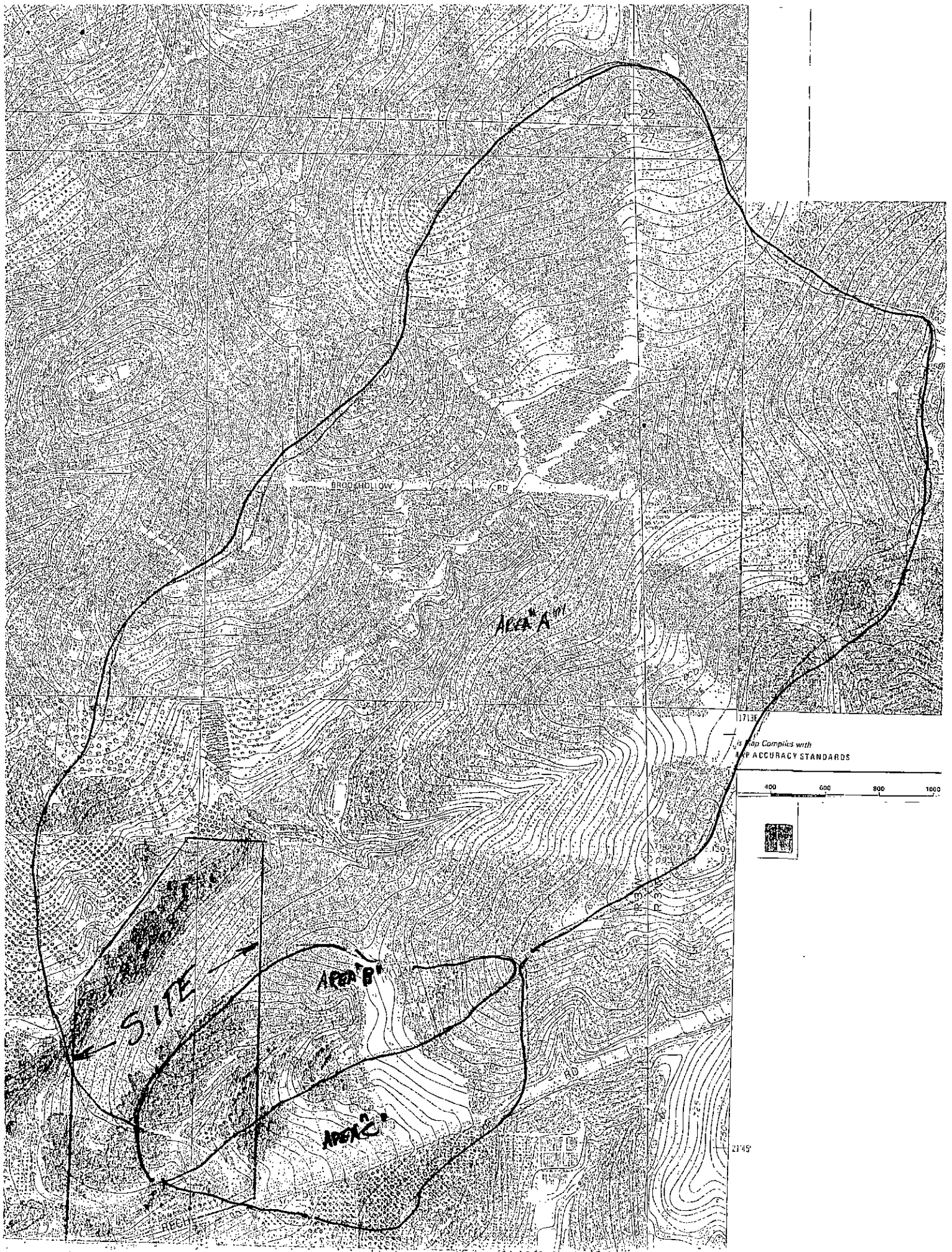
EXCEEDS 5.8 CFS  
∴ OK

**Table of Runoff**

	<b>Pre construction</b>		<b>Post construction</b>		<b>Increases</b>			
	<b>Q<sub>100</sub></b>	<b>Q<sub>WQ</sub></b>	<b>Q<sub>100</sub></b>	<b>Q<sub>WQ</sub></b>	<b>Q<sub>100</sub></b>	<b>%</b>	<b>Q<sub>WQ</sub></b>	<b>%</b>
AREA "A"	184	43.6	184.8	43.76	0.8	0.4	0.16	0.4
AREA "B"	24.9	6.35	27.1	6.9	2.2	8.8	0.55	8.6
AREA "C"	27.2	7.05	27.4	7.12	0.2	0.7	0.07	1.0
Street A Pcl 2, 4 & R	3.62	0.9	5.8	1.5	2.1	60	0.6	66
PTN PCLS 1	1.4	0.34	2.2	0.5	0.8	57	0.50	47
Ptn. Parcel 3	1.4	0.34	2.2	0.5	0.8	57	0.50	47

The increase flows to areas A & C are insignificant, less than 1% and will be mitigated by bio swales. The increase flow in Area B will be mitigated by the proposed grass lined swales.

Summary/Conclusion: The combination of proposed construction and post-construction BMPs will reduce, to the maximum extent practicable, the expected pollutants and will not adversely impact the beneficial uses or water quality of the receiving waters.



# **ATTACHMENT F**

## **OPERATION AND MAINTENANCE PROGRAM FOR TREATMENT BMPS**

Operation, maintenance and inspection will be the responsibility of the property owners of the property upon which the proposed bio filters and strips are located, and the maintenance will be by the property owner. The maintenance will vary depending on the number of storms and wet weather.

# **ATTACHMENT G**


## **FISCAL RESOURCES**

Funding maintenance and inspection will be the responsibility of the property owners of the property upon which the proposed grass swales and strips are located, and the cost of maintenance will be funded by the property owner. These costs will vary depending on the number of storms and wet weather.

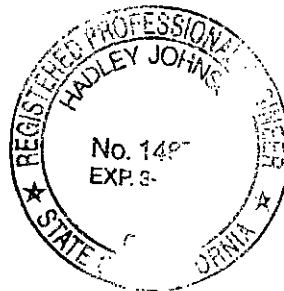
# ATTACHMENT H

## CERTIFICATION SHEET

This Stormwater Management Plan has been prepared under the direction of the following Registered Civil Engineer. The Registered Civil Engineer attests to the technical information contained herein and the engineering data upon which recommendations, conclusions, and decisions are based.

  
Hadley Johnson RCE 14870

UPDATED 1/16/09  
Date



# **ATTACHMENT I**

## **ADDENDUM**